

#### 40.210.040 URBAN RESERVE DISTRICTS (UR-20, UR-10)

##### A. Purpose.

1. Urban Reserve-20. The urban reserve-20 zone is to protect land identified as industrial reserve within, or on the fringe of, urban growth boundaries from premature land division and development that would preclude efficient transition to large scale industrial development.
2. Urban Reserve-10. The urban reserve-10 zone is to protect land identified on the fringe of urban growth boundaries from premature land division and development that would preclude efficient transition to urban development. These areas are identified as being future additions to the urban growth areas which will be added to the urban area as needed, through amendments to the comprehensive plan.
3. Urban Reserve-40. The urban reserve-40 zone is to protect land identified for urban reserve that is characterized by larger parcels of 80 acres and larger outside of urban growth boundaries to protect the land from premature land division and development that would preclude efficient transition to large scale industrial, urban business park or office campus development.

##### B. Uses. The uses set out in Table 40.210.040-1, following this section, are examples of uses allowable in urban reserve zone districts. The appropriate review authority is mandatory.

“P” Uses allowed subject to approval of applicable permits.

“R/A” Uses permitted upon Review and Approval as set forth in Section 40.520.020.

“C” Conditional uses which may be permitted subject to the approval of a Conditional Use Permit as set forth in Section 40.520.030. In addition to the criteria in Section 40.520.030, in order to be approved, the following criteria shall be met by all conditional uses:

- a. Permanent structures or facilities shall be designed and located to provide for the orderly extension of public roads, water and sewer to the site and surrounding urban reserve properties.
- b. All necessary road, drainage and other rights-of-way or easements necessary to ensure that future urban development will occur in an orderly manner shall be identified and approved by the county engineer and dedicated or otherwise protected.
- c. Signed agreements between the property owner and the service provider(s) to connect to public sewer and water when they become available within three hundred (300) feet of the site shall be provided prior to commencing the authorized use; provided, such extension or connection does not require pump stations or capital facilities, such as larger pipes, to increase the capacity of the system.
- d. In addition to the criteria in Section 40.520.030, in order to be approved, the following criteria shall be met by all schools:
  - i. The proponent shall demonstrate that the proposed site is more suitable than specific alternative sites within the existing urban growth area. The proponent shall address suitability criteria, which includes property size, topography, zoning, surrounding land uses, transportation (including adequacy of roads and transit services), environmental concerns and location within the area to be served.
  - ii. Schools shall be located within one-quarter (1/4) mile of the urban growth boundary unless the applicant demonstrates no suitable property is available.

“X” Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Special Uses (Chapter 40.260) or other applicable chapter is noted in the “Special Standards” column.

<b>Table 40.210.040-1. Uses</b>			
	<b>UR-20 &amp;UR-40</b>	<b>UR-10</b>	<b>Special Standards</b>
<b>1. Residential</b>			
a. Single-family dwellings and accessory buildings	P	P	40.260.010
b. Family day care centers	P	P	40.260.160
c. Home occupations	R/A	R/A	40.260.100
d. Bed and breakfast establishments (up to 2 guest bedrooms)	R/A	R/A	40.260.050
e. Bed and breakfast establishments (3 or more guest bedrooms)	C	C	40.260.050

<b>Table 40.210.040-1. Uses</b>			
	<b>UR-20 &amp;UR-40</b>	<b>UR-10</b>	<b>Special Standards</b>
f. Garage sales	P	P	40.260.090
g. Residential care homes	C	C	40.260.180
h. Temporary dwellings	P	P	40.260.210
<b>2. Services, Business</b>			
a. Commercial nurseries predominantly marketing locally produced plants and associated landscaping materials.	R/A	R/A	
b. Roadside stands not exceeding two hundred (200) square feet in area	P <sup>1</sup>	P <sup>1</sup>	
c. Veterinary clinics	C	C	
d. Kennels	C	C	40.260.040
<b>3. Services, Amusement</b>			
a. Publicly owned recreational facilities, services, parks and playgrounds	P	P	
b. Private recreation facilities, such as country clubs and golf courses, including such intensive commercial recreational uses as golf driving range, race track, amusement park or gun club	C	C	
c. Golf courses	C	C	
d. Riding stables	C	C	
e. Outdoor public entertainments, amusements and assemblies	R/A	R/A	Chapter 5.32 40.260.060
<b>4. Services, Membership Organization</b>			
a. Churches	C	C	
<b>5. Services, Educational</b>			
a. Public or private schools, but not including business, dancing or technical schools	C	C	40.260.160
<b>6. Public Service and Facilities</b>			
a. Ambulance dispatch facilities	C	C	40.260.030
b. Government facilities	C <sup>2</sup>	C <sup>2</sup>	
<b>7. Resource Activities</b>			
a. Agricultural and forestry, including any accessory buildings and activities	P	P	40.260.080
b. Silviculture	P	P	40.260.080
c. Quarters, accommodations, or areas for transient labor, such as labor cabins or camps	P	P	
<b>8. Other</b>			
a. Utilities, structures and uses including but not limited to utility substations, pump stations, wells, water shed intake facilities, gas and water transmission lines	P	P	40.260.240
b. Solid waste handling and disposal sites	C	C	40.260.200
c. Wireless communication facilities	P/C <sup>3</sup>	P/C <sup>3</sup>	40.260.250
d. Cemeteries and mausoleums, crematoria, columbaria, and mortuaries within cemeteries; provided, that no crematoria is within two hundred (200) feet of a lot in a residential district.	C	C	
e. Temporary uses	P	P	40.260.220

<sup>1</sup> Exclusively for the sale of agricultural products locally grown, and set back a minimum twenty (20) feet from the abutting right-of-way or property line.

<sup>2</sup> Government facilities necessary to predominantly serve the area outside urban growth boundaries, including fire stations, ambulance dispatch facilities and storage yards, warehouses, or similar uses.

<sup>3</sup> See Table 40.260.250-1.

C. Development standards

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and building height, and setbacks in Tables 40.210.040-2 and 40.210.040-3, subject to the provisions of Chapter 40.200 and Section 40.550.020.

<b>Table 40.210.040-2. Lot Requirements</b>			
Zoning District	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
UR-20	20 <sup>1</sup>	350 <sup>2</sup>	None
UR-10	10 <sup>1</sup>	350 <sup>2</sup>	None
<u>UR-40</u>	<u>40<sup>1</sup></u>	<u>350<sup>2</sup></u>	<u>None</u>

<sup>1</sup> Utilities, structures and uses including but not limited to utility substations, pump stations, wells, water shed intake facilities, gas and water transmission lines and telecommunication facilities may be permitted on newly approved lots of less than the minimum parcel size.

<sup>2</sup> Unless a greater width shall be required by the Clark County fire code.

Table 40.210.040-3. Setbacks, Lot Coverage and Building Height						
Zoning District	Minimum Setbacks				Maximum Lot Coverage	Maximum Building Height (feet)
	Front (feet)	Side		Rear (feet)		
		Street (feet)	Interior (feet)			
UR-20	50	20, 50 <sup>1</sup>	20, 50 <sup>1</sup>	20, 50 <sup>2</sup>	NA	35, 50 <sup>3</sup>
UR-10	50	20, 50 <sup>1</sup>	20, 50 <sup>1</sup>	20, 50 <sup>2</sup>	NA	35, 50 <sup>3</sup>
UR-40	50	20, 50 <sup>1</sup>	20, 50 <sup>1</sup>	20, 50 <sup>2</sup>	NA	35, 50 <sup>3</sup>

<sup>1</sup> Side Setback. Minimum side setback on each side of the residential dwelling and incidental buildings shall be twenty (20) feet, and fifty (50) feet for accessory buildings used for agricultural purposes. Side setbacks from abutting property zoned for natural resource or surface mining uses shall be a minimum of fifty (50) feet for all structures.

<sup>2</sup> Rear Setback. Minimum rear setback shall be fifty (50) feet when abutting property zoned for natural resource or surface mining uses.

<sup>3</sup> Thirty-five (35) feet for residential structures, fifty (50) feet for nonresidential structures.

2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
3. Off-street parking. Off-street parking shall be provided as required in Chapter 40.340.

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